



Bull Close, Norwich, NR3 1SX

welcome to

Bull Close, Norwich

THIS WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR3 postcode just to the north of Norwich city centre. The property would make a fantastic first time buy or investment purchase being sold with the added benefit of NO ONWARD CHAIN!!!



Secure Phone Entry System

Stairs to first floor.

Entrance Hall

Door to side and laminated floor.

Lounge/ Diner

14' 6" x 12' 11" (4.42m x 3.94m)

Double glazed window to front, radiator, carpeted floor, TV point and a storage cupboard housing the boiler.

Kitchen

9' 5" x 5' 5" (2.87m x 1.65m)

Wall & base units, work surfaces, storage cupboard, electric oven, electric hob, space for washing machine, space for fridge/ freezer and double glazed window to rear.

Bedroom One

11' 11" x 9' 6" (3.63m x 2.90m)

Double glazed window to rear, carpeted floor and radiator.

Bedroom Two

11' 7" x 9' 9" (3.53m x 2.97m)

Double glazed window to the front, radiator, TV point and carpeted floor.

Bathroom

Bath with shower over, wash hand basin, W/C, tiled flooring, radiator and double glazed window to rear.

Exterior

To the front there's a path to the front block with secure phone entry system, stairs to first floor and a separate door leading to private balcony overlooking the communal garden. The communal garden is mainly laid to lawn also benefiting from a private brick built shed and residential permit parking.



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Bull Close, Norwich

- Two double bedrooms
- Balcony overlooking communal garden
- NO ONWARD CHAIN
- Communal garden
- Walking distance to the city centre & train station

Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139650 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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